Map	Block	Lot	CARD		Total Card / Total Parcel
146.0	0005	0014.0	1 of 1	Residential	APPRAISED: 730,900 / 730,900
				ARLINGTON	USE VALUE: 730,900 / 730,900
					ASSESSED: 730,900 / 730,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
177		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WANG SUMING ETAL/ TRUSTEES
Owner 2:	WANG-LI FAMILY REVOCABLE TRUST
Owner 3:	
Street 1:	177 NEWPORT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WANG SUMING & -
Owner 2:	LI LI -
Street 1:	177 NEWPORT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,400 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Vinyl Exterior and 1481 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4400.000	289,300		441,600	730,900
Total Card	0.101	289,300		441,600	730,900
Total Parcel	0.101	289,300		441,600	730,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 493.68 | /Parcel: 493.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 96256
GIS Ref:
GIS Ref:
Insp Date: 01/06/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 146.0-0005-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	289,400	0	4,400.	441,600	731,000	731,000	Year End Roll	12/18/2019
2019	101	FV	230,600	0	4,400.	414,000	644,600	644,600	Year End Roll	1/3/2019
2018	101	FV	228,300	0	4,400.	342,200	570,500	570,500	Year End Roll	12/20/2017
2017	101	FV	228,300	0	4,400.	314,600	542,900	542,900	Year End Roll	1/3/2017
2016	101	FV	228,300	0	4,400.	287,000	515,300	515,300	Year End	1/4/2016
2015	101	FV	187,700	0	4,400.	281,500	469,200	469,200	Year End Roll	12/11/2014
2014	101	FV	187,700	0	4,400.	261,600	449,300	449,300	Year End Roll	12/16/2013
2013	101	FV	187,700	0	4,400.	249,000	436,700	436,700		12/13/2012

!11455!

PRINT

Date	Time
12/11/20	01:37:31

LAST REV

Date	Time
11/06/20	09:29:40

mmcmakin

USER DEFINED

Prior Id # 1:	96256
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11455

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WANG SUMING &,	1564-35	1	10/20/2020	Convenience	99	No	No		
SHANNON MAURA,	1450-28		3/14/2014		543,888	No	No		
HOVSEPIAN VARTK	1121-86		12/31/1993		182,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/21/2003	65	Dormers	18,500	C		G5	GR FY05	11X14 DRMR LFT SID
8/28/2002	740	Alterati	2,000	C				OPEN DOOR TO REAR
11/22/2001	25	Dormers	25,000	C				9X15 DORMER
11/24/1993	584	Alterati	2,900					NEW CHIMNEY

ACTIVITY INFORMATION

Date	Result	By	Name
1/6/2018	Inspected	BS	Barbara S
12/16/2017	MEAS&NOTICE	HS	Hanne S
5/14/2015	SQ Returned	MM	Mary M
12/18/2008	Meas/Inspect	294	PATRIOT
5/15/2002	Permit Visit	PM	Peter M
11/2/2000	Hearing N/C	201	PATRIOT
1/21/2000	Inspected	276	PATRIOT
11/22/1999	Measured	153	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4400		Sq. Ft.	Site		0	80.	1.25	9									441,602						441,600	

Total AC/HA: 0.10101 | Total SF/SM: 4400 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 441,602 | Spl Credit | Total: 441,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.97515047
Adj $ / SQ:	138.228
Other Features:	110750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	355441
Depreciation:	66112
Depreciated Total:	289329

COMMENTS

BK; 1022 PG; 185.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 2					HB		

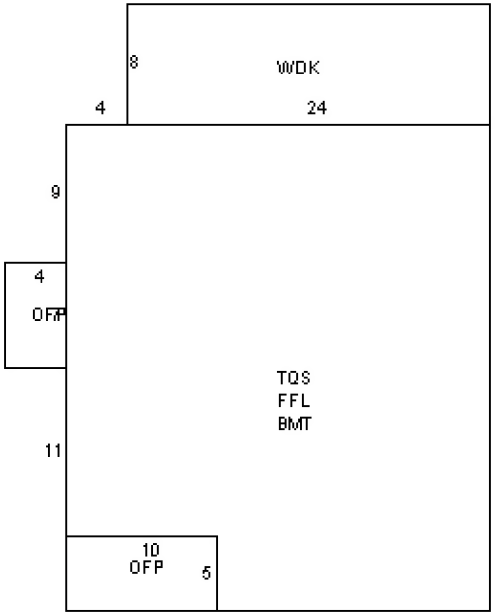
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	138.23
Special Features:	0	Val/Su Net:	111.40
Final Total:	289300	Val/Su SzAd	195.41

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	846	41.470	35,082
FFL	First Floor	846	138.230	116,941
TQS	3/4 Story	635	138.230	87,705
WDK	Deck	192	10.930	2,099
OFP	Open Porch	78	36.720	2,864

Net Sketched Area:	2,597			Total:	244,691
Size Ad	1480.5	Gross Are	2808	FinArea	1481

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

146.0-0005-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc